

STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINING, LAND AND WATER

**DRAFT KENAI AREA PLAN AMENDMENT**  
**SC-99-002A14**

**Region 7, Management Unit 334A**

related to the  
**North Fork Micro Ag. Subdivision – ADL 233191**

The Commissioner of the State of Alaska, Department of Natural Resources (DNR) finds that the following amendment to the Kenai Area Plan, described more fully in the Attachment, meets the requirements of *AS 38.04.065 Land Use Planning and Classification* and *11 AAC 55.010-030 Land Planning and Classification* for land use plans and hereby adopts the amendment. The Department of Natural Resources will manage state lands within the area of the revision consistent with this designation and management intent.

- **Designation:**  
Approximately 250 acres within unit 334A will be incorporated into a new subunit 334A-1, and designated Agriculture. Refer to the attached map.

Approximately 275 acres of unit 334A within the retained buffer from the North Fork Anchor River and lands within the southeast portion of the unit will be incorporated into nearby Unit 335A and designated Habitat and Public Recreation and Tourism – Dispersed Use. Refer to the attached map.

The remainder of Unit 334A will remain designated Settlement.

- **Management Intent:**  
Unit 334A: Management intent will be replaced with: “This unit is appropriate for disposal. If DNR makes conveyances, the intent is to convey parcels smaller than 20-acres, without agricultural covenants. Any parcels within this unit are subject to a minimum 500- foot-wide buffer along the North Fork of the Anchor River.”

Unit 334A-1: New management intent will read: “This unit is appropriate for agricultural land disposal. If DNR makes conveyances, the intent is to convey parcels larger than 20-acres, subject to agricultural covenants. Any parcels within this unit are subject to a minimum 500- foot-wide buffer along the North Fork of the Anchor River.”

335A: No change

Approved:

\_\_\_\_\_  
Corri A. Feige, Commissioner  
Department of Natural Resources

\_\_\_\_\_  
Date

# ATTACHMENT

to the  
**DRAFT KENAI AREA PLAN AMENDMENT  
SC-99-002A14**

**Region 7, Management Unit 334A**

related to the  
**North Fork Micro Ag. Subdivision – ADL 233191**

Location and legal description: Approximately 10 miles northeast from Anchor Point along North Fork Road. The unit is the entirety of Section 36 within Township 4 South, Range 14 West, Seward Meridian, according to the plat of survey accepted by the United States Department of the Interior, General Land Office on April 29, 1946, containing 640 acres more or less.

Authority: The authority to revise plans derives from *AS 38.04.065(b) Land Use Planning and Classification*. *11 AAC 55.030(f) Land Use Plan* defines when a revision constitutes a plan amendment.

Current Plan: Unit 334A is currently designated Settlement. Management intent states: “If DNR makes conveyances, the management intent is to convey larger parcels (10-20 acres) that would be suitable for agricultural uses. Any authorizations in this unit are subject to a 700-foot-wide buffer along the North Fork of the Anchor River. If parcels are conveyed, a riparian corridor for habitat will be retained in state ownership or subject to management for fish and wildlife habitat purposes.”

Proposed Plan Amendment: Approximately 250 acres within unit 334A will be incorporated into a new subunit 334A-1, and designated Agriculture. Approximately 275 acres of unit 334A within a minimum of 500-feet from the North Fork Anchor River and lands within the southeast portion of the unit will be incorporated into nearby Unit 335A and designated Habitat and Public Recreation and Tourism – Dispersed Use. Refer to the attached map.

The management intent of Unit 334A will be changed to: “This unit is appropriate for disposal. If DNR makes conveyances, the intent is to convey parcels smaller than 20-acres, not subject to agricultural covenants. Any parcels within this unit are subject to a minimum 500-foot-wide buffer along the North Fork of the Anchor River.” The management intent of Unit 334A-1 will be amended to: “This unit is appropriate for agricultural land disposal. If DNR makes conveyances, the intent is to convey parcels larger than 20-acres, subject to agricultural covenants. Any parcels within this unit are subject to a minimum 500-foot-wide buffer along the North Fork of the Anchor River.”

Explanation: There is a demand from the public to obtain both settlement and agricultural land in the area. The Division of Agriculture has noted that there is a particular desire for smaller agricultural parcels in this area. The project area has a significant portion of good agricultural soils on rolling hills with direct access to the road system. Smaller agricultural parcels will allow for smaller scale agricultural use which is well suited to topography and physical conditions of the area. The parcel is proposed for offering as provided in the Preliminary Decision dated February 8, 2021. The Land Conveyance Section (LCS) intends to develop a subdivision and

## Attachment to the Kenai Area Plan Amendment

Region 7, Management Unit 334A

Page 2 of 2

offer for sale settlement parcels and agricultural parcels. Parcels smaller than 20-acres will be offered for settlement and parcels larger than 20-acres will be offered for agriculture subject to agricultural covenants.

North Fork Road crosses through the western portion of the project area, creating a relatively narrow strip of available land west of the road, constraining the potential size and dimensions of parcels west of the road. Additionally, the North Fork Anchor River crosses through the center of the project area, constraining the size of parcels between the buffer from the North Fork Anchor River and North Fork Road. LCS is proposing to develop smaller parcels (approximately 4 to 10 acres) in these portions of the unit. Removing the management intent to convey larger parcels (10-20 acres) will allow for the development of parcels in these areas. Other areas less constrained by the location of North Fork Road and the buffer from the North Fork Anchor River are proposed to be developed as parcels 20-acres or larger, to be sold subject to agricultural covenants. Creating Agriculture designated Unit 334A-1 and amending the management intent for that purpose is necessary to allow for the sale of agricultural parcels in this area subject to agricultural covenants

The 700-foot-wide buffer along the North Fork Anchor river is being removed. However, the intent of this buffer is still being retained by incorporating a minimum 500-foot buffer area along the North Fork Anchor River into nearby Unit 335A, designated Habitat/Public Recreation and Tourism – Dispersed Use. The buffer area is reduced from 700-feet to a minimum of 500-feet to allow for the development of parcels in the area constrained by existing roads and the buffer from the North Fork Anchor River, and to allow for greater flexibility to survey parcels to a non-meandered boundary. The general intent of the buffer is being retained by incorporating the buffer area into Unit 335A, and the net amount of land to be retained has increased from approximately 209 acres to approximately 275 acres.

Assessment: The following alternatives are being considered:

1. (Preferred) Amend the Kenai Area Plan as described above to change designation of a portion of Unit 334A to Agriculture, and a portion of Unit 334A to Habitat/Public Recreation and Tourism – Dispersed Use. Amending the plan is the preferred alternative as it will allow the sale of both settlement and agricultural designated land, providing the public an opportunity to obtain property in a desirable area, and providing parcels for agricultural use.
2. (No-Action) Do not amend the Kenai Area Plan. This alternative is not preferred as it would not allow the offering of agricultural land and development of a joint settlement/agricultural subdivision designed around the physical conditions of the area.

Requirements of AS 38.04.065 (b): The factors identified in this section of statute have been considered and the proposed action is consistent with that portion of the statute.